



STAFF REPORT

BARTHOLOMEW COUNTY PLAN COMMISSION (February 10, 2016 Meeting)

Docket No. / Project Title: MA/P-16-01 (South Hill Farms Estates Section 2, Phase 4)
Staff: Allie Keen
Applicant: Robert L. Donica
Property Size: 6.02 Acres
Current Zoning: AP (Agriculture: Preferred)
Location: At the end of Willow Bend Drive, just north of Wisteria Lane, in Sand Creek Township.

Background Summary:

The applicant has indicated that the proposed subdivision is for the purpose of creating 5 new lots on 6.02 acres. The proposed preliminary plat is adjacent to Section 2, Phase 3 of South Hill Farms Estates Major Subdivision.

Preliminary Staff Recommendation:

Approval, contingent on the outstanding technical comment being addressed. The proposed preliminary plat is consistent with the concept plan for Section 2 of South Hill Farms Estates and meets the requirements of the Bartholomew County Subdivision Control Ordinance.

Plan Commission Options:

In reviewing a request for major subdivision approval, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the Ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 8-114).

Outstanding Technical Comments:

The following outstanding technical comments must be addressed by the applicant: Sheet 10 and 30 – Please label Section 1 of South Hill Farms Estates on the location maps [Subdivision Control Ordinance Section 8-43(b)(2)(m)].

Current Property Information (entire subdivision site):	
Land Use:	Agricultural Field / Undeveloped
Site Features:	Agricultural Field and some dense vegetation.
Flood Hazards:	There are no flood hazards at this location.

Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances at this location.
Vehicle Access:	This property gains access from Willow Bend Drive (Local).

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Single-Family Residential and Agricultural Field (Future Phase of South Hill Farms Estates)
South:	AP (Agriculture: Preferred)	Single-Family Residential
East:	AP (Agriculture: Preferred)	Agricultural Field
West:	AP (Agriculture: Preferred)	Single-Family Residential and Agricultural Field (Future Phase of South Hill Farms Estates)

Interdepartmental Review:	
County Highway Engineer:	No comments.
Health Department:	No comments.
County Fire Inspector:	No comments.

History of this Location:

The relevant history of this property includes the following:

1. In November of 2000, a concept plan for South Hill Farms Estates, Section 2 (MA/C-00-1) which included 81.5 acres and 46 lots was approved by the Bartholomew County Plan Commission.
2. In May of 2001, a preliminary plat (MA/P-01-01) for South Hill Farms Estates Section 2, Phase 1 was approved by the Bartholomew County Plan Commission for the creation of 15 new lots.
3. In March of 2006, a preliminary plat (PP-05-01) for South Hill Farms Estates Section 2, Phase 2 was approved by the Bartholomew County Plan Commission for the creation of 6 new lots.
4. In October of 2012, a preliminary plat (PP-12-01) for South Hill Farms Estates Section 2, Phase 3 was approved by the Bartholomew County Plan Commission for the creation of 9 new lots.

History of this Application:

The relevant history of this application includes the following: The Bartholomew County Subdivision Review Committee met on January 21, 2016 and reviewed this application. The committee forwarded it to the Plan Commission. The outstanding technical comments are indicated above.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The South Hill Farms Estates development currently consists of 2 sections. The proposed preliminary plat is the 4th phase of Section 2. At this time, the applicant is proposing to create 5 new lots within this phase on approximately 6.02 acres.
2. Per Section 8-57(e)(Table 7-1) of the Subdivision Control Ordinance, the minimum pavement width for local streets is 22 feet. This table also provides design standards for a marginal access subdivision street, which is permitted to have a minimum of 20 feet in pavement width. However, the Subdivision Control Ordinance does not have a definition for a marginal access subdivision street.
3. All of the streets in the previously approved sections of this subdivision have been constructed with a pavement width of 20 feet, with exception to Willow Bend north of Pine Lake Court, which has a width of 22 feet. In March of 2006, as a part of the Section 2, Phase 2 preliminary plat approval, the Plan Commission required Willow Bend to have a pavement width of 22 feet to meet the requirements for a local county road since it will eventually provide a thru connection between County Roads 700 South and 750 South. When both Phase 2 and 3 in Section 2 were approved, the Plan Commission granted modifications to allow the cul-de-sac streets (Pine Lake Court and Wisteria Lane) to have a pavement width of 20 feet, consistent with the design standards for a marginal access subdivision street. The applicant is proposing to construct Sandy Court with a width of 20 feet and Willow Bend at 22 feet which is consistent with all other previous approvals.
4. The Subdivision Control Ordinance does not require sidewalks as a part of subdivisions, so pedestrian and bicycle traffic will be sharing the pavement with automobiles.
5. The lots within South Hill Farms Estates all have septic systems. According to the U.S. Department of Agriculture Soil Survey, all soil types present on the subject property have a "very limited" rating for septic absorption fields due to slope percentage, occasional flooding, or soil erosion. The Zoning Ordinance, per Section 3.5(C), states that the minimum lot size for any lot within the AP (Agriculture: Preferred) zoning districts is 1 acre or as required to provide two viable septic sites, whichever is greater. The applicant has shown on the plat the locations of the 2 soil boring sites for each proposed lots and has provided copies of the preliminary sewage certificates for each lot from the Bartholomew County Health Department.

Subdivision Control Ordinance Consideration(s):

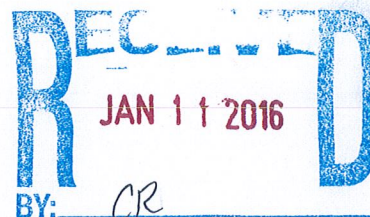
The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 8-57(e)(Table 7-1) Minimum Design Standards: The minimum pavement width for a local road is 22 feet and the minimum pavement width for a marginal access subdivision street is 20 feet.

Columbus – Bartholomew County Planning Department
Subdivision Application

Planning Department Use Only:

Jurisdiction: ☐ Columbus ☒ Bartholomew County ☐ Joint District

Docket No.: MA/S-16-01



Subdivision Application:

Subdivision & Application Type: ☐ Major - Concept Approval ☒ Major - Primary Approval
☐ Minor (Primary & Secondary Approval) ☐ Agriculture ☐ Administrative

Subdivision Name: South Hill Farm Estates, Section 2, Phase 4

Applicant Information:

Name Robert L. Donica

Address 9320 E. Co. Rd. 750 S. Elizabethtown IN 47232
(number) (street) (city) (state) (zip)

Phone No.: 812-579-6834 Fax No.: N/A E-mail Address: N/A

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Same

Address _____
(number) (street) (city) (state) (zip)

Phone No.: _____ Fax No.: _____ E-mail Address: _____

Property Information:

Property Size: 7.03 acres or _____ square feet.

Township: Sandcreek

Address N/A _____
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc.):

Northeast Quadrant of the intersection of Wisteria Lane and Willow Bend

Existing Number of Parcels: N/A (includes total number of lots, parcels, blocks, etc.)

Proposed Number of Parcels: 5 (includes total number of lots, parcels, blocks, etc.)

Professional Land Surveyor Information:

Name: E.R. Gray & Associates, P.C.

Address P. O. Box 1357 Columbus IN 47202
(number) (street) (city) (state) (zip)

Phone No.: 812-372-7398 Fax No.: 812-372-2175 E-mail Address: er.gray@ergray.com

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: E.R. Gray & Associates, P.C.


Address P. O. Box 1357 Columbus IN 47202
(number) (street) (city) (state) (zip)

Phone No.: 812-372-7398 Fax No.: 812-372-2175 E-mail Address: er.gray@ergray.com

How would you prefer to receive information (please check one): ☒ Email ☐ Phone ☐ Fax ☐ Mail

Applicant's Signature:


The information included in and with this application is completely true and correct to the best of my knowledge and belief.

x 
(Applicant's Signature) Robert L. Donica

1-11-14
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, if required by the Plan Commission Rules of Procedure, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete. **Note: All property owners must sign this application.**

x 
(Owner's Signature) Robert L. Donica

1-11-14
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

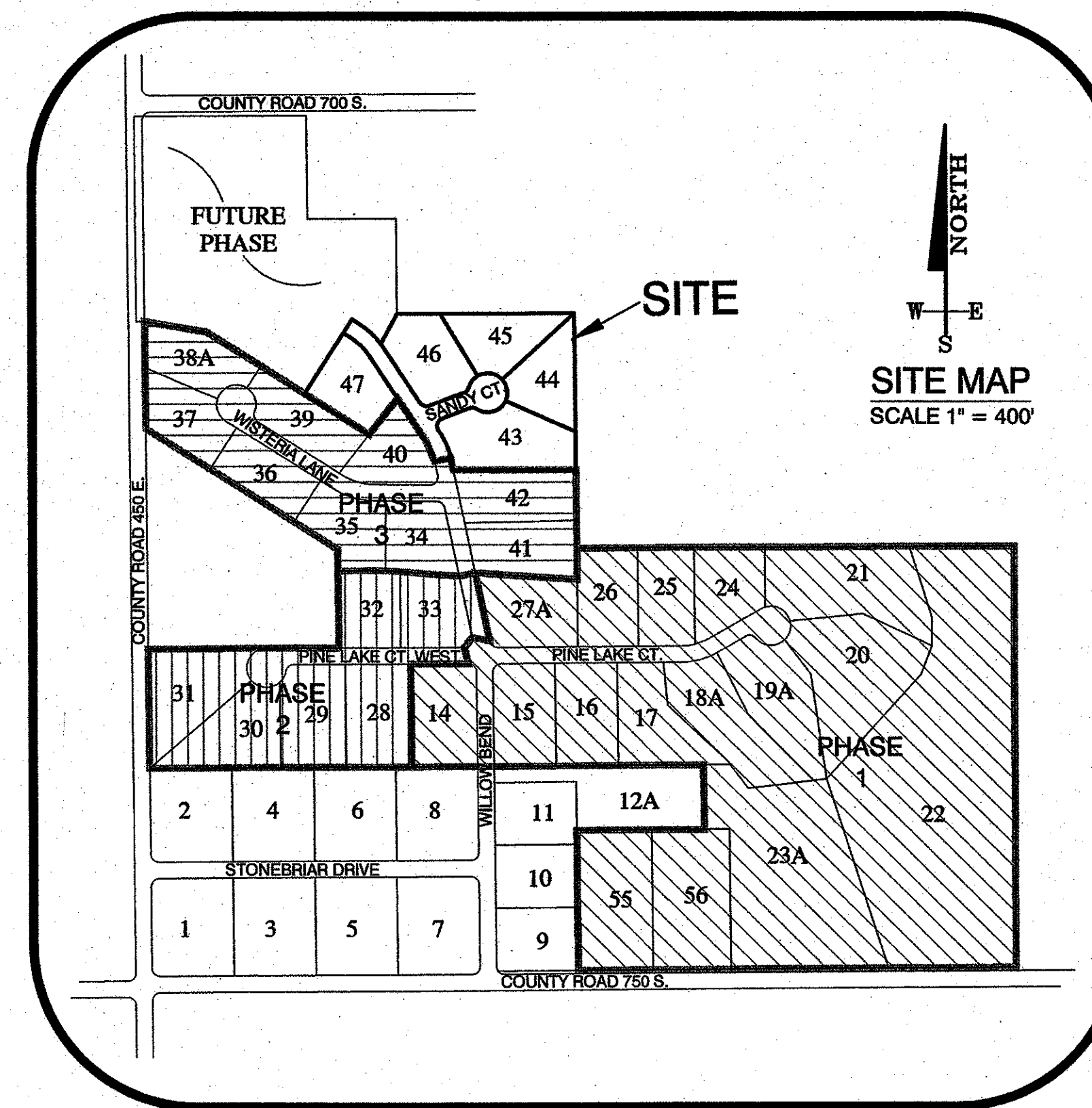
SOUTH HILL FARM ESTATES

SECTION 2, PHASE 4

PRELIMINARY PLAT

OWNER / DEVELOPER

Robert L. Donica
9320 East Co. Rd. 750 South
Elizabethtown, Indiana 47232



LOCATION MAP

PROJECT: #15357

PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY I.C. 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE COUNTY OF BARTHOLOMEW, INDIANA, AS FOLLOWS:

APPROVAL BY COUNTY PLAN COMMISSION AT A MEETING HELD _____, 2016

PRESIDENT Zack Ellison

SECRETARY Tom Finke

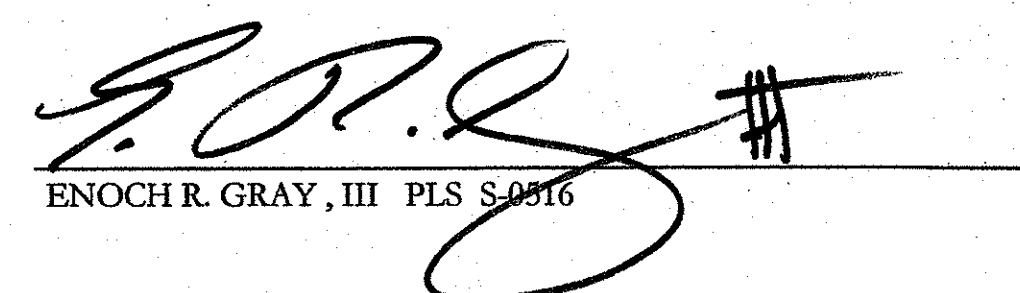
VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY _____, 2016

SHEET	DESCRIPTION
10:	COVER SHEET
20:	EXISTING TOPOGRAPHY
30:	LOT LAYOUT
40:	SEDIMENT & EROSION CONTROL PLAN
50:	SEDIMENT & EROSION CONTROL NARRATIVE

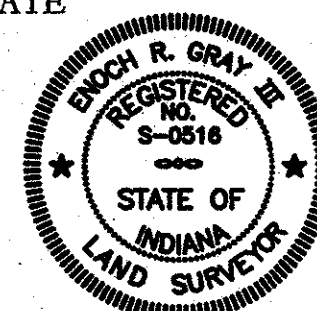


PREPARED BY:

E.R. GRAY & ASSOCIATES, P.C.
1428 LAFAYETTE AVENUE
COLUMBUS, INDIANA
(812) 372-7398

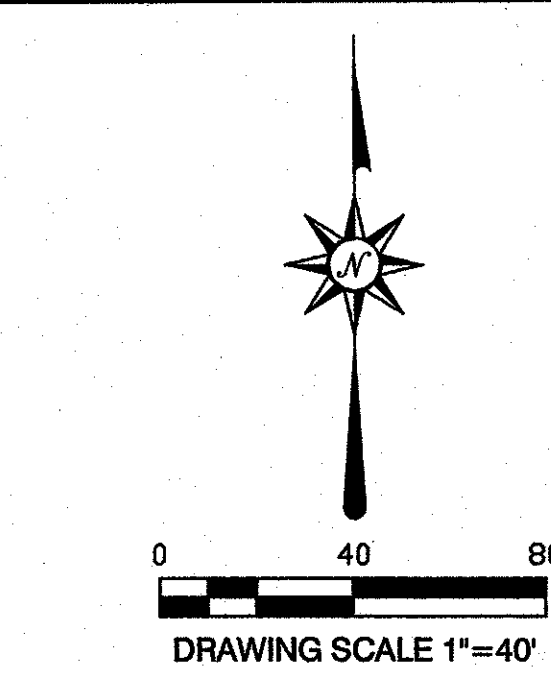
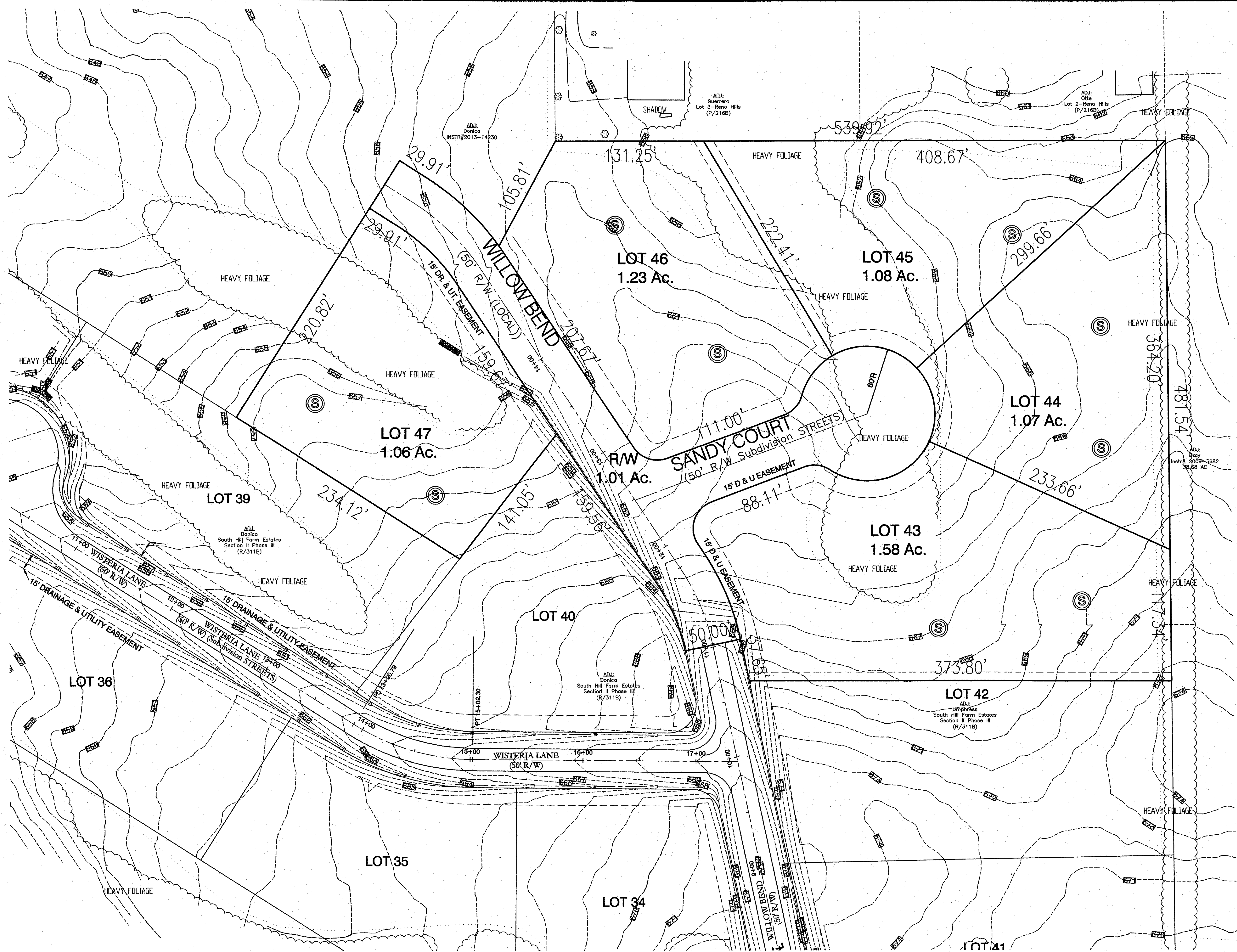

ENOCH R. GRAY, III PLS S-0516

1.10.16
DATE



REVISIONS

REV. #	REV. DATE	DESCRIPTION	REV. SHEETS
1	1/25/16	Per Planning Dept. Comments 1-21-16	10,20,30,40,



LEGEND:
Ⓢ SOIL BORING LOCATIONS

NOTE:
WATER LINES & ELECTRIC
WILL BE IN EASEMENTS.

REVISIONS	
NO.	DATE
1	1/25/16
Per Planning Dept. Comments 1.21.16	


South Hill Farms Sect.2, Phase 4
NW 1/4 SEC 35, TOWNSHIP 8 NORTH, RANGE 6 EAST, SAND CREEK TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA
Columbus, Indiana

EXISTING SITE TOPOGRAPHY MAP

DRAWN BY: N. GRAY	CHECKED BY: E.R.G.
CERTIFIED BY:	
DATE: 12-23-15	SCALE: AS NOTED

ISSUED FOR:
Plan Dept. Maj. Subd.
Primary Approval

DATE:




E.R.
GRAY
& Associates, P.C.

P.O. BOX 1357
COLUMBUS, IN 47202
(812) 372-7398
info@ergray.com
ERGRAY.COM

JOB NO.
15357

FILE:
15357TOS10

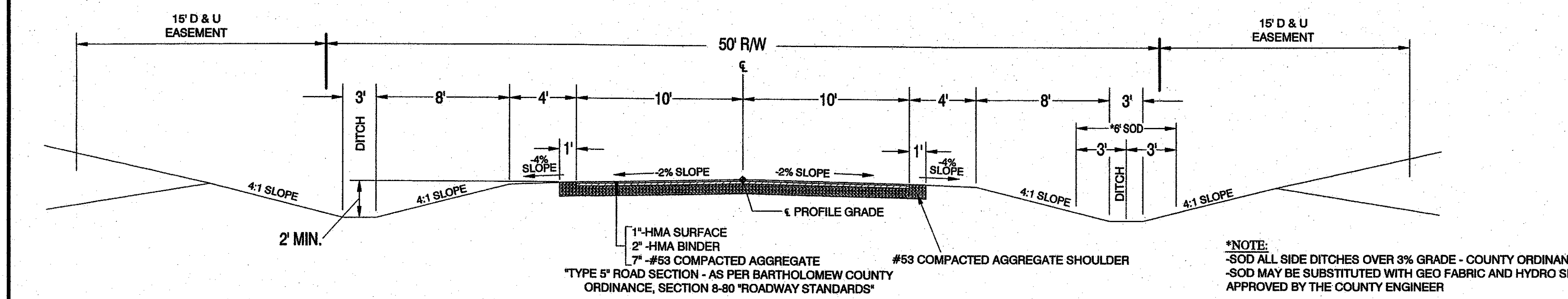
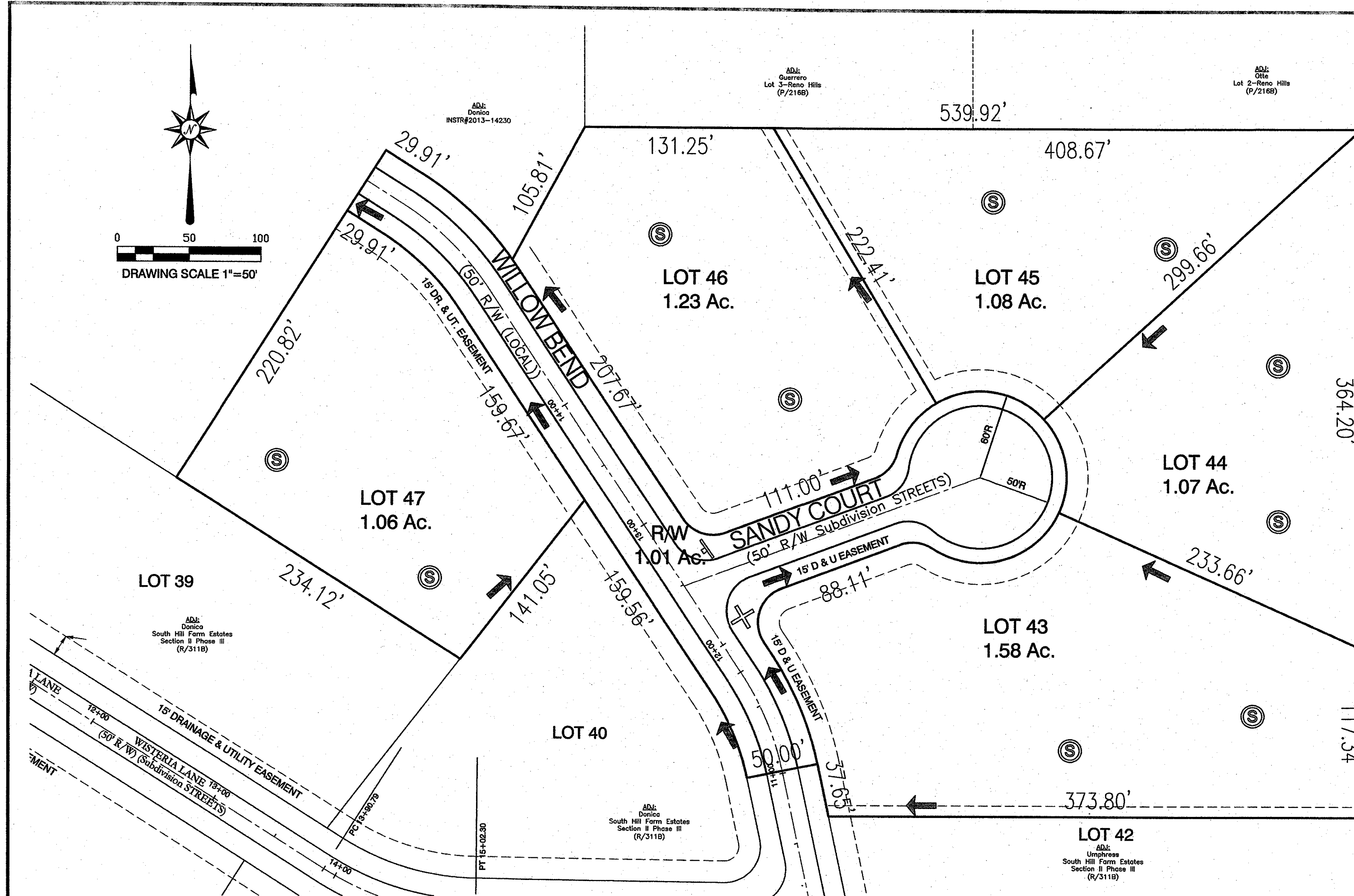
SHEET
20



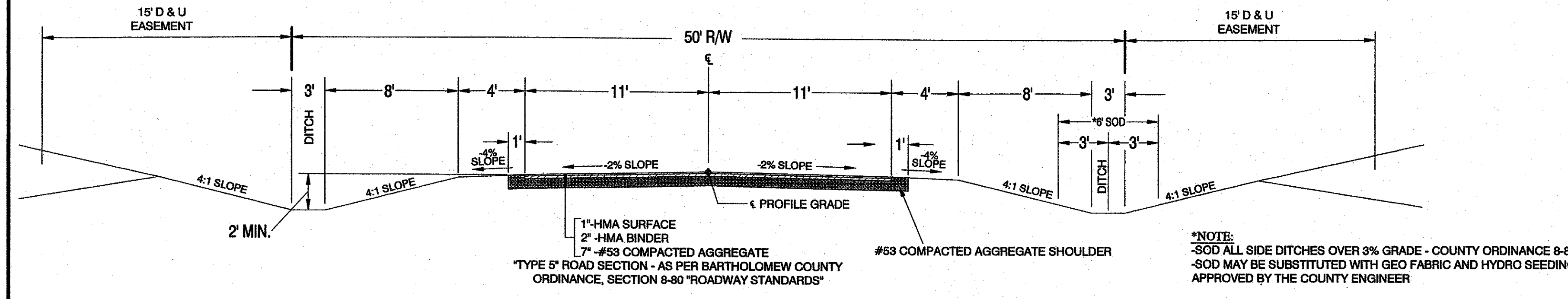
"IT'S THE LAW"
CALL A PROFESSIONAL BEFORE YOU DIG
Call 811 or 1-800-382-5544
FOR EXISTING UTILITIES AND LOCATIONS
WITHOUT INTERRUPTING THE UNDERGROUND
LOCATION SERVICE. TWO TO FIVE WORKING
DAYS BEFORE COMMENCING WORK.

Indiana Underground Plant Protection Service
www.iupps.org

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED
AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY,
A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.



TYPICAL STREET SECTION SANDY COURT
NO SCALE



TYPICAL STREET SECTION WILLOW BEND
NO SCALE

Property Description

(South Hill Farm Estates, Section II, Phase IV)

A part of the Northwest Quarter of the Northeast Quarter of Section 35, Township 8 North, Range 6 East, lying in Sandcreek Township, Bartholomew County, Indiana and described as follows:
Beginning at the Southeast corner of said Quarter Quarter; thence North 00°30'12" East (Assumed Bearing) along the east line of said Quarter Quarter a distance of 240.23 feet to the northeast corner of Lot 42 as shown on the plat of "South Hill Farm Estates Section II, Phase III" recorded in Plat Book "R", page 311B and, also being the point of beginning; thence continuing North 00°30'12" East along said east line a distance of 481.54 feet to the southeast corner of Lot 2 as shown on the plat of "Reno Hills" recorded in Plat Book "P", page 216B; thence South 89°53'47" West along the south line of said Lot 2 and the south line of Lot 3 in said "Reno Hills" a distance of 539.92 feet to the southwest corner of said Lot 3; thence South 28°19'23" West a distance of 105.81 feet to the PC of a non-tangent curve to the left an arc distance of 86.85 feet to the PT thereof, said curve having a radius of 225.00 feet, a delta angle of 22°07'02", a tangent of 43.97 feet, and a chord bearing and distance of North 46°28'24" West, 86.32 feet; thence North 57°31'55" West a distance of 29.91 feet; thence South 32°27'23" West a distance of 270.82 feet to the north line of Lot 39 in said "South Hill Farm Estates Section II, Phase III"; thence south 57°31'55" East along said north line a distance of 234.12 feet to the west line of Lot 40 in said subdivision; thence North 37°43'20" East along said west line a distance of 141.05 feet; thence South 33°27'19" East along the east line of said lot a distance of 159.56 feet to the PC of a curve to the right; thence along said curve an arc distance of 66.02 feet to the PC thereof, said curve having a radius of 175.00 feet, a delta angle of 21°36'54", a tangent of 33.41, and chord bearing and distance of South 22°39'52" East, 65.63 feet; thence North 78°09'35" East a distance of 50.00 feet along the north right of way line for Willow Bend as shown on said subdivision plat; thence South 11°50'25" East along the east line of said right of way line a distance of 37.65 feet to the northwest corner of Lot 42 in said subdivision; thence North 90°00'00" East along the north line of said lot a distance of 373.80 feet to the northeast corner of said lot and the East line of the Northwest Quarter of the Northeast quarter of said Section 35 and the point of beginning, containing 7.03 acres, more or less and subject to all applicable easements and rights of way.

LEGEND

- SOIL BORING LOCATIONS
- DRAINAGE FLOW DIRECTION
- STREET SIGN
- STOP SIGN

ACREAGE SUMMARY

LOTS 43-47	6.02 AC.
R/W - WILLOW BEND & SANDY CT	1.45 AC.
TOTAL	7.03 AC.

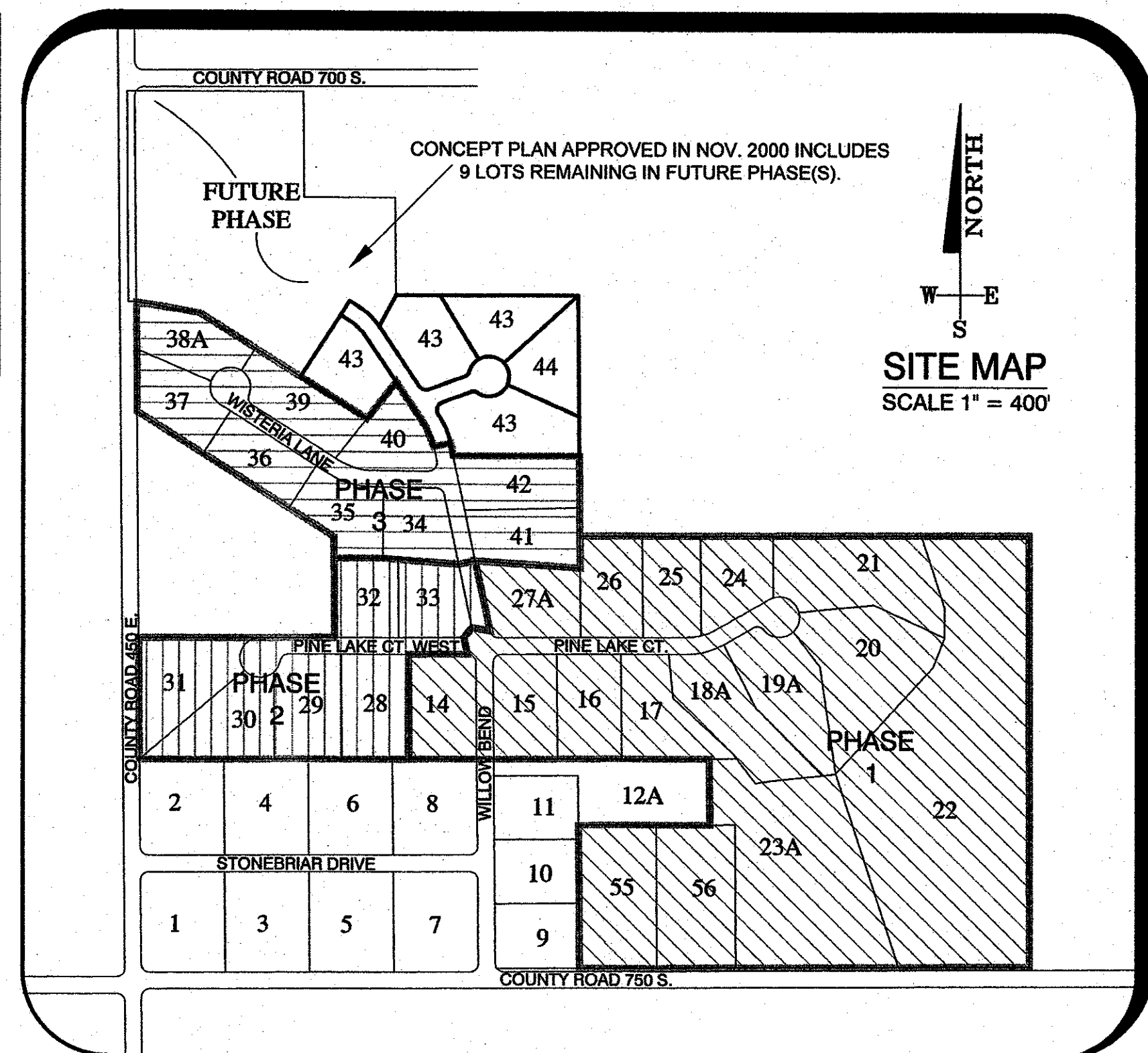
LOT SUMMARY

TOTAL LOTS: 5
SMALLEST LOT SIZE: 1.06 AC. (LOT 47)
LARGEST LOT SIZE: 1.58 AC. (LOT 43)
MEAN LOT SIZE: 1.20 AC.

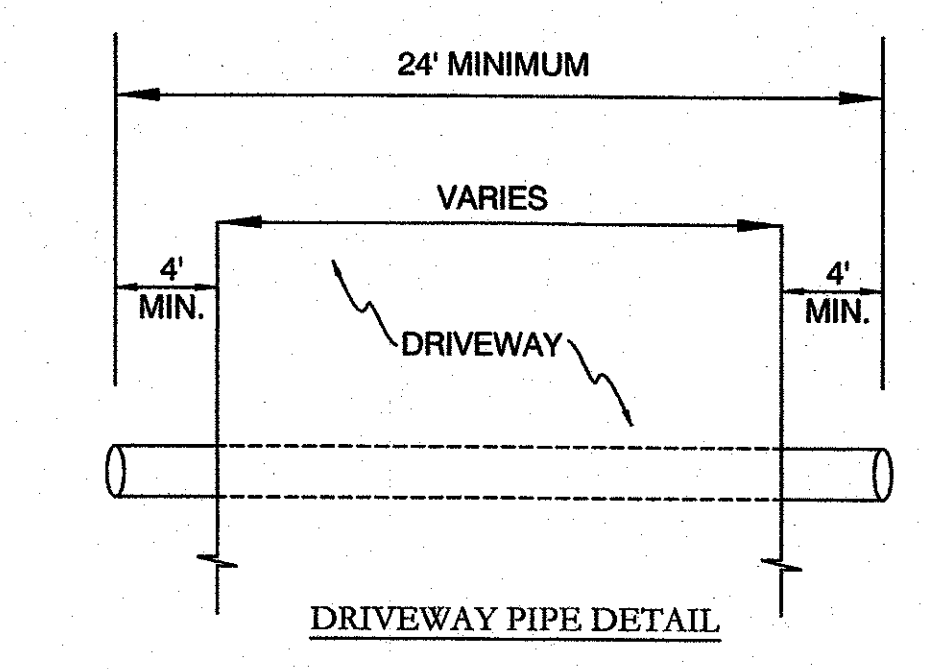
EXISTING SITE ZONING DISTRICT
AGRICULTURE: PREFERRED (AP)

FLOOD ZONE DATA:
SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 18005C0275E, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, DATED DECEMBER 9, 2014.

SOURCE OF TITLE:
ROBERT LEE DONICA
INSTR#2013-14230
BARTHOLOMEW COUNTY RECORDER.



NOTE:
SUBDIVISION RIGHTS: Each lot is allotted 3 future subdivision rights.



DRIVEWAY & ROAD SIGNAGE NOTES:

- DIAMOND GRADE STOP SIGNS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS.
- ROAD SIGNS SHALL BE INSTALLED AT THE NORTHEAST CORNER OF ALL STREET INTERSECTIONS. ALL STREET SIGNS SHALL BE 6" TALL WITH 4" TALL LETTERS HAVING HIGH INTENSITY LETTERS AND BACKGROUND.
- ALL DRIVEWAY PIPES SHALL BE 15" DIAMETER (MIN.) AND A LENGTH OF 24' (MIN.) SEE DRIVEWAY DETAIL BELOW.

INDIANA UNDERGROUND PLANT PROTECTION SERVICE
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ONLY A REGISTERED ENGINEER OR SURVEYOR
CAN SIGN THESE PLANS. IF YOU ARE NOT
A REGISTERED ENGINEER OR SURVEYOR,
IT IS AGAINST THE LAW TO SIGN THESE
PLANS. VIOLATION OF THIS LAW IS A CRIME.
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THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

REVISIONS	
NO.	DATE
1	1/25/16
Per Planning Dept. Comments 1-21-16	

South Hill Farms Sect.2, Phase 4
NW 1/4 SECTION 35, TOWNSHIP 8 NORTH, RANGE 6 EAST, SANDCREEK TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA
Columbus, Indiana

LOT LAYOUT

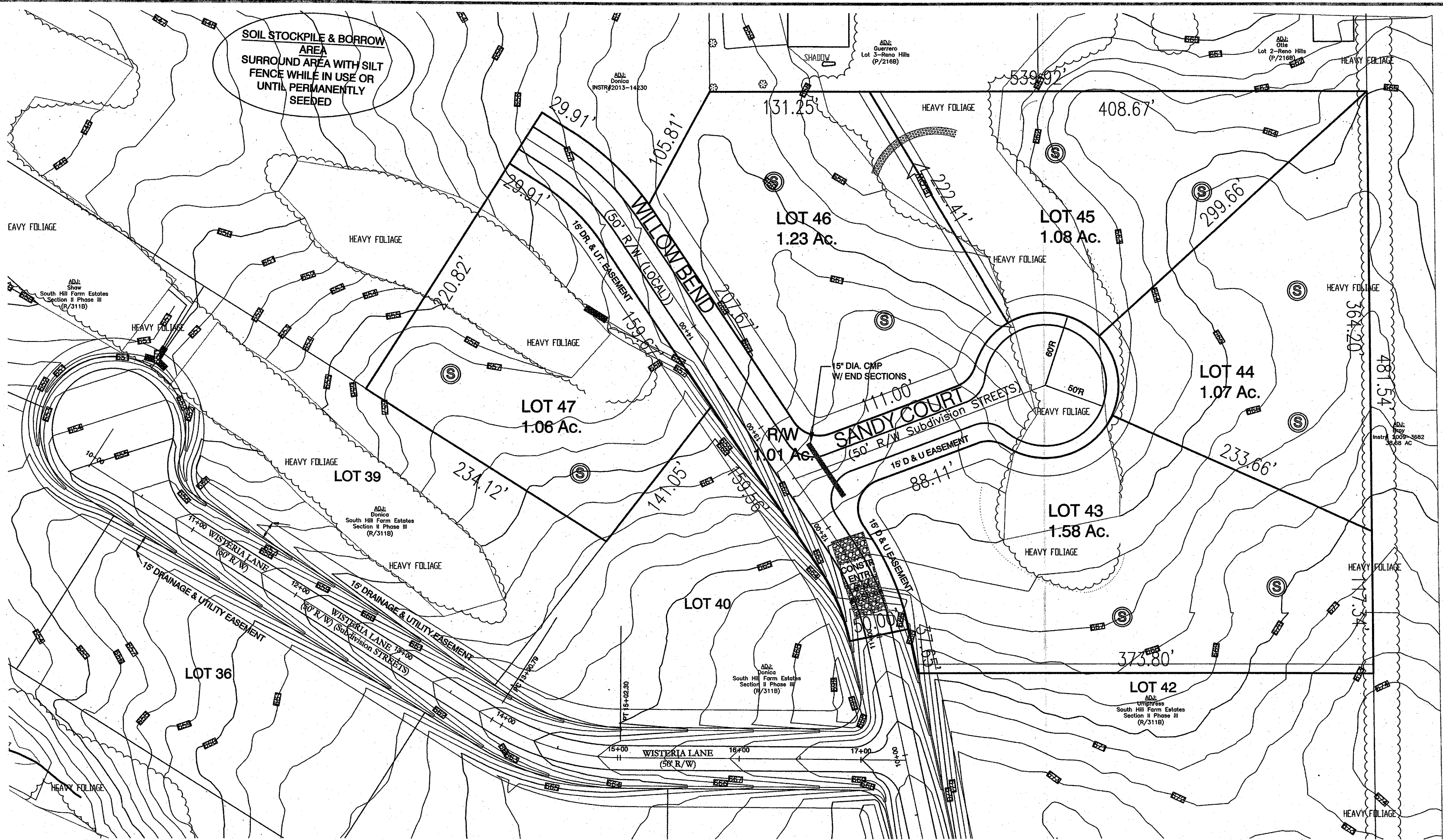
DRAWN BY:	CHECKED BY:	DATE:	SCALE:
N. GRAY	E.R. GRAY	12-23-15	AS NOTED

CERTIFIED BY:

ISSUED FOR:	DATE:
Plan Dept. Maj. Subd. Primary Approval	

ER&G
E.R. GRAY & Associates, PC
P.O. BOX 1357
COLUMBUS, IN 47202
(812) 372-7398
info@ergray.com
ERGRAY.com

JOB NO. 15357
FILE: 15357PPL
SHEET 30



NOTES:

- EROSION CONTROL MAT APPLICATIONS ARE NORTH AMERICAN GREEN S-150 (or APPROVED EQUAL), INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- DISTURBED AREAS ARE NOT TO BE LEFT BARREN FOR MORE THAN 15 DAYS. AREAS THAT HAVE BEEN DISTURBED ARE TO BE EITHER PERMANENTLY SEED OR TEMPORARILY SEED WITHIN 15 DAYS OF LAST CONSTRUCTION ACTIVITY. SEE SEEDING SPECIFICATIONS BELOW.
- AREAS HAVE BEEN IDENTIFIED ON THESE PLANS WHERE CONSTRUCTION EQUIPMENT IS TO BE PARKED (WHEN NOT IN USE) AS WELL AS AREA WHERE THE REFUELING OF CONSTRUCTION EQUIPMENT IS TO OCCUR. NO CONSTRUCTION EQUIPMENT IS TO BE PARKED OR FUELED IN ANY OTHER AREA UNLESS APPROVED (IN WRITING) BY THE DESIGN PROFESSIONAL OR HIS DESIGNEE.
- THE CONTRACTOR MUST PROVIDE AN AREA FOR CONCRETE WASHOUT. ALL SUBSEQUENT WASHOUT IS TO OCCUR ONLY IN THIS AREA.

LEGEND:

Ⓢ SOIL BORING LOCATIONS

NOTE:

100% Restricted Soils

INSPECTION REQUIREMENTS:

ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE INSPECTED FOLLOWING EACH MEASURABLE RAINFALL OF 0.5 INCHES OR MORE AND AT A MINIMUM OF ONCE EACH WEEK.

ANY MEASURE FOUND NOT TO BE PERFORMING AS INTENDED OR DAMAGED MUST IMMEDIATELY BE REPAIRED OR REPLACED.

ALL OTHER AREA NOT PREVIOUSLY IDENTIFIED AS NEEDING EROSION OR SEDIMENT CONTROL BUT FOUND IN NEED OF SUCH MEASURES DURING INSPECTIONS MUST BE IMMEDIATELY PROTECTED WITH THE APPROPRIATE EROSION OR SEDIMENT CONTROL PRACTICE.

A WRITTEN RECORD OF EACH INSPECTION MUST BE MAINTAINED ON THE JOB SITE. THIS RECORD IS TO INCLUDE THE DATE OF INSPECTION, CONDITION OF THE INSTALLED MEASURES, ACTIONS RECOMMENDED, ACTIONS TAKEN AND THE NAME OF THE INSPECTOR.

SEEDING:

1. TEMPORARY STABILIZATION:
DECEMBER thru MARCH - ANCHORED MULCH
APRIL thru JUNE - OATS @ 150#/acre
JULY thru AUGUST - ANCHORED MULCH
SEPTEMBER thru NOVEMBER - WINTER WHEAT @ 150#/acre

ALL TEMPORARY SEEDING IS TO BE MULCHED AND ALL MULCH IS TO BE ANCHORED. FERTILIZER, LIME, AND MULCH APPLICATION RATES FOR TEMPORARY STABILIZATION SHALL BE AS NOTED IN PERMANENT SEEDING, SECTION 2.

2. PERMANENT SEEDING:
FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE SPREAD UNIFORMLY OVER THE AREA TO BE SEED. THEY SHALL BE MIXED INTO THE TOP 2" OF SOIL WITH A DISK HARROW, ROTARY TILLER OR OTHER APPROVED EQUIPMENT. FERTILIZER SHALL BE APPLIED AT THE RATE OF 800#/acre AND AGRICULTURAL LIMESTONE AT THE RATE OF 1000#/acre.

SEED MIX - TO BE APPLIED AT THE RATE OF 150#/acre
95 lbs of A 4 WAY BLEND OF TALL FESCUE (TRIBUTE, REBEL II, TRAILBLAZER)
20 lbs of JASPER RED FESCUE
55 lbs of FINE BLEED PERENNIAL RYEGRASS (REGAL, FIESTA, BLAZER)

STRAW OR MULCH SHALL BE APPLIED UNIFORMLY IN A CONTINUOUS BLANKET AT A RATE OF 2 TONS PER ACRE. MULCH SHALL BE APPLIED WITHIN 24 HRS OF SEED APPLICATION. MULCH MATERIAL SHALL BE PUNCHED INTO THE SOIL SO THAT IT IS PARTIALLY COVERED. THE PUNCHING OPERATION SHALL PERFORMED LONGITUDINALLY WITH A MULCHING TILER.

3. HYDRO-SEEDING (OPTIONAL)
HYDRO-SEEDING SHALL BE AS PER INDOT STANDARD SPECIFICATIONS, SECTION 821 (CURRENT EDITION). FERTILIZER SHALL BE 12-12-12 APPLIED AT THE RATE OF 400#/acre AND SEED MIXTURE SHALL BE 80#/acre of PERENNIAL RYEGRASS AND 60#/acre of KENTUCKY 31 FESCUE OR ALTA FESCUE.

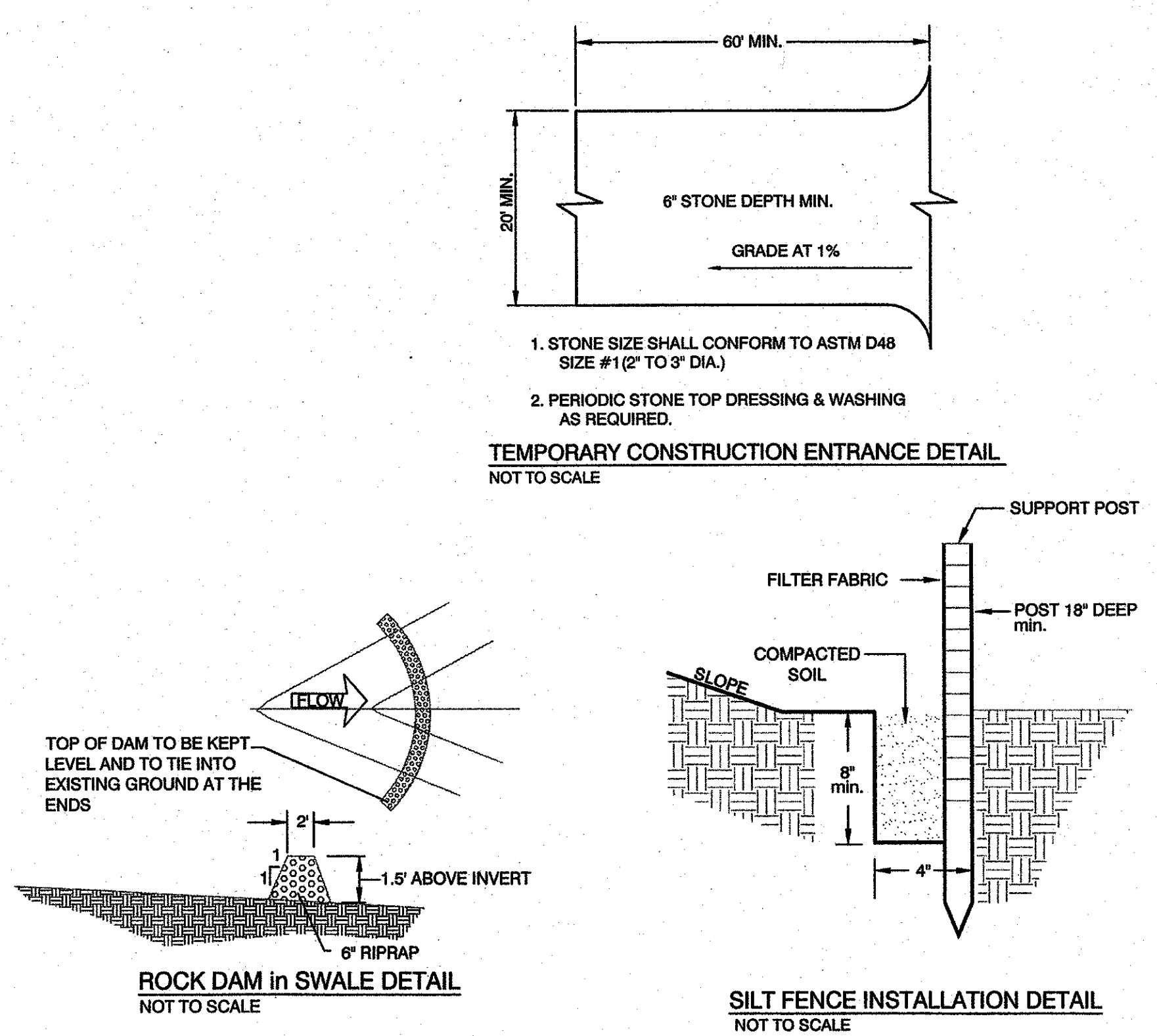
POLLUTANTS:

THE CONSTRUCTION OF THIS PROJECT WILL EXPOSE THE SITE TO POSSIBLE POLLUTANTS SUCH AS GASOLINE SPILLS, DIESEL FUEL SPILLS, MOTOR OIL LEAKAGE, EXCESS LUBRICANTS, ETC. ADDITIONALLY, MATERIALS USED IN CONSTRUCTION I.E., CURING COMPOUNDS, ADHESIVES, SOLVENTS, BONDING AGENTS, ETC. MAY ALSO PRESENT A POLLUTION SOURCE DEPENDING ON THE PRODUCTS ENVIRONMENTAL FRIENDLINESS. THIS PLAN IDENTIFIES AREAS WHERE EQUIPMENT IS TO BE PARKED & FUELING OPERATIONS ARE TO OCCUR, THEREBY SIGNIFICANTLY REDUCING THE AREA OF POSSIBLE POLLUTANT INTRODUCTION. THESE AREAS ARE PURPOSELY PLACED WHERE THE SOILS PRESENT EXHIBIT THE LEAST INFILTRATIVE QUALITIES. SHOULD A SPILL OCCUR, THE CONTRACTOR IS ADVISED TO CALL THE EMERGENCY SPILL RESPONSE NUMBER LISTED BELOW FOR THE PROPER HANDLING OF THE SPILL.

IT IS BEYOND THE DESIGNER'S CAPACITY TO ANTICIPATE THE EXACT PRODUCTS THAT THE CONTRACTOR CHOOSES TO CONSTRUCT THIS PROJECT. IT IS, THEREFORE, RECOMMENDED THAT THE CONTRACTOR FOLLOW OSHA GUIDELINES REGARDING THE PREPARATION OF A SAFETY MANUAL, CONTAINING, AMONG OTHER ITEMS, THE APPROPRIATE MATERIAL SAFETY DATA SHEETS SPECIFIC TO THIS PROJECT AND MAKING SURE HIS EMPLOYEES ARE FAMILIAR WITH THE SAFE HANDLING AND DISPOSITION OF THOSE PRODUCTS.

EROSION CONTROL CONSTRUCTION SEQUENCE SCHEDULING		
CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)	CONSTRUCTION SCHEDULE CONSIDERATIONS	CONSTRUCTION START DATE (APPROX. DATE)
PRE-CONSTRUCTION ACTIONS (EVALUATION/PROTECTION OF IMPORTANT SITE CHARACTERISTICS)	BEFORE CONSTRUCTION, EVALUATE, MARK, AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, UNIQUE AREAS TO BE PRESERVED, AND VEGETATION SUITABLE FOR FILTER STRIPS, ESPECIALLY IN PERIMETER AREAS	WEEK OF MAY 1, 2016
CONSTRUCTION ACCESS * (CONSTRUCTION ENTRANCES, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS)	STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS WORK TAKES PLACE	WEEK OF MAY 1, 2016
SEDIMENT BARRIERS AND TRAPS * (BASIN TRAPS, SILT FENCES, OUTLET PROTECTION)	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ASSESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.	WEEK OF MAY 1, 2016
RUNOFF CONVEYANCE SYSTEMS * (STABILIZED STREAM AND DITCH BANKS, STORM DRAINS, INLET AND OUTLET PROTECTION, CHANNELS)	INSTALL PRINCIPAL OUTLET CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER EXCAVATION AND GRADING	WEEK OF MAY 8, 2016
EXCAVATION AND MASS GRADING * (STABILIZED STREAMBANKS, STORM DRAINS, INLET AND OUTLET PROTECTION, CHANNELS)	FILL SITE INWARD FROM THE PERIMETER, FINAL GRADE PERIMETER SLOPES AND INSTALL PERMANENT SEEDING TO PERIMETER SLOPES. STABILIZE TEMPORARY AND PERMANENT SOIL STOCKPILES.	WEEK OF MAY 8, 2016
SANITARY SEWER, STORM SEWER AND WATER * (TRENCHING, GRADING DRAINS AND DIVERSIONS)	INSTALL PROTECTIVE MEASURES AS NEEDED, INSTALL INLET PROTECTION AT AREA STORM SEWER INLETS. INSTALL ADDITIONAL CONTROL MEASURES AS WORK PROGRESSES.	WEEK OF MAY 8, 2016
SURFACE STABILIZATION * (TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP-RAP)	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED FOR 15 DAYS OR COMPLETED.	(CONTINUOUS THROUGHOUT THE PROJECT)
FINAL GRADING * (ROAD BEDS, CURBING, SIDEWALKS, STREET PAVING)	INSTALL NECESSARY EROSION AND SEDIMENT CONTROL PRACTICES AS WORK TAKES PLACE.	WEEK OF AUG 15, 2016
LANDSCAPING AND FINAL STABILIZATION * (TOPSOIL, TREES, AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP-RAP)	STABILIZE ALL OPEN AREAS INCLUDING BORROW AND SPOIL AREAS. REMOVE TEMPORARY CONTROL MEASURES AND STABILIZE.	WEEK OF SEPT 5, 2016

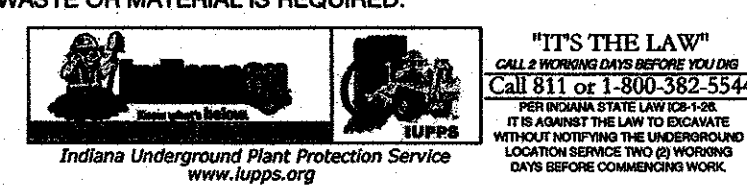
*MAINTENANCE--(1)INSPECT PRACTICES AT LEAST ONCE A WEEK, & (2) MAKE REPAIRS IMMEDIATELY AFTER PERIODS OF MEASURABLE RAINFALL.



**EROSION CONTROL REQUIREMENTS FOR COMPLIANCE WITH IDEM
GENERAL PERMIT RULES FOR STORM WATER RUNOFF FROM CONSTRUCTION SITES**

- ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE IDNR "INDIANA STORMWATER QUALITY MANUAL AND THE SCS "FIELD OFFICE TECHNICAL GUIDE".
- THE EROSION CONTROL MEASURES INCLUDED IN THIS PLAN SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS APPLICABLE. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THIS PLAN, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL. THE PROPOSED DETENTION BASIN SHALL BE UTILIZED AS A SEDIMENT BASIN DURING CONSTRUCTION FOR AS LONG AS PRACTICAL.
- ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THIS PLAN.
- EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS OR OTHER CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR / DEVELOPER APPROPRIATE EROSION CONTROL PRACTICES WILL BE INITIATED WITHIN (7) SEVEN DAYS OF THE LAST LAND DISTURBING ACTIVITY AT THE SITE. THE SITE SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES.
- THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
- DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF REQUIRED MAINTENANCE RESPONSIBILITIES WITH THE OWNER.
- PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION.
- THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIALS APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED.

**EMERGENCY SPILL RESPONSE
CALL 911**



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

South Hill Farms Sect.2, Phase 4
NW 1/4 SECTION 35, TOWNSHIP 8 NORTH, RANGE 6 EAST, SAND CREEK TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA
Columbus, Indiana

EROSION CONTROL PLAN

DRAWN BY: N. GRAY
CHECKED BY: E. R. GRAY
DATE: 12-23-15
SCALE: AS NOTED

ISSUED FOR: Plan Dept. Maj. Subd. Primary Approval
DATE:

ER-G
E.R. GRAY & Associates, PC
P.O. BOX 1357
COLUMBUS, IN 47202
(812) 372-7398
info@ergray.com
ERGRAY.COM

JOB NO. 15357
FILE: 15357PPL
SHEET 40

Part A (Basic Elements)

A1. Plan Index:
Plan Index items relating to the SWPPP are included on the erosion control plan.

A2 - 11x17 inch plat:
An 11x17 plat is included with this submittal.

A3 - Project Narrative:
This project involves the construction of residential subdivision.

A4 - Vicinity Map:
The vicinity map is located on the cover sheet.

A5 - Legal Description:
See legal description on sheet 30.
Latitude 39° 5.846' North, Longitude 85° 49.401' West.

A6 - Location of all site improvements:
See Construction Plans

A7 - Hydrologic Unit Code:
Hydrologic unit codes: 05120206.

A8 - Notation of any State or Federal water quality permits:
There are no state and federal water quality permits required for this site.

A9- Specific point where Storm water discharge will leave the site:
The stormwater will leave the site at the locations shown.

A10 - Location and name of all wetlands, lakes, and water courses on and adjacent to the site:
There are no known wetlands within the construction limits.

A11 - Identify all receiving waters:
The ultimate receiving water for the site is Clarence Hall Drain.

A12 - Identification of potential discharges to groundwater:
There is no evidence of any existing structures on this property or immediately downstream that may potentially discharge in the groundwater.

A13 - 100 year floodplain, floodways, and floodway fringes:
This project is not within a flood plain..

A14 - Pre-construction and post construction estimate of peak discharge:
Pre-construction peak discharge Q50= 22.8 cfs
Post- construction peak discharge Q50= 13.0 cfs

A15 - Adjacent land use, including upstream watershed:

North: Residential
South: Residential
East: Agricultural
West: Residential

A16 - Locations and approximate boundaries of all disturbed areas:

Within Construction limits.

A17- Identification of existing vegetative cover:

The site is currently cultivated.

A18 - Soils map including descriptions and limitations:

Soils Information: (see drainage report)

AfsB Alvin-Princeton fine sandy loams, 2 to 6 percent slopes
FdtqB Fincastle-Xenia silt loams, 2 to 4 percent slopes
MmoC3 Miami clay loam, 6 to 12 percent slopes, severely eroded
MnpB2 Miami silt loam, 2 to 6 percent slopes, eroded
WufB2 Williamstown silt loam, 2 to 6 percent slopes, eroded

A19 - Locations, size and dimensions of proposed Storm water systems:

All proposed storm water systems are shown on the Sheet 40.

A20 - Plan of any off-site construction activities associated with this project:

No off site construction activities are planned for this project.

A21 - Locations of proposed soil stockpiles, borrow and/ or disposal areas:

A temporary stockpile is shown on sheet Sheet 40.

A-22 Existing site topography at an interval appropriate to show detailed drainage patterns:

See Existing topography map sheet 20.

A-23 Proposed final topography at an interval appropriate to show detailed drainage patterns:

Proposed contours will be provided on the grading plan to indicate drainage patterns.

Part B (Construction Component Assessment)

B1 - Description of potential pollutant sources associated with the construction activities:

Potential pollutant sources during construction activities included concrete waste water, trash, fossil fuels, oil, grease, paint and sediment. Exposure of these pollutants to stormwater runoff should be minimized by performing activities such as equipment storage, refueling, maintenance and port-a-let placement in designed areas as shown on this sheet.

B2 - Sequence describing storm water quality measure implementation relative to land disturbing activities:

A construction sequence can be found on this sheet 40.

B3 - Stable construction entrance locations and specifications:

A construction entrance location is shown on the erosion control plans and a detail has been provided.

B4 - Sediment control measures for sheet flow areas:

The prevention of sheet flow runoff will be achieved by the installation of silt fence. A detail is provided.

B5 - Sediment control measures for concentrated flow areas:

See Sheet 40.

B6 - Storm water inlet protection measure locations and specifications:
Not applicable for this project.

B7 - Runoff control measures:

There are no areas of major stormwater runoff. Silt fence will be installed around the perimeter of the site to contain runoff.

B8 - Storm water outlet protection specifications:

Not applicable to this project.

B9 - Grade stabilization structure location and specifications:

Seeding will be used for disturbed areas.

B10 - Location, dimension, specifications and construction details of each storm water quality measure:

The location, dimensions, specifications, and details of the proposed erosion control measures are provided on the erosion control and the erosion control detail sheet 40.

B11 - Temporary surface stabilization methods appropriate for each season:

See seeding schedule detail on sheet 40. Temporary surface stabilization is required on any bare of thinly vegetated area that is scheduled or likely to remain inactive for a period of 15 days.

B12 - Permanent surface stabilization specifications:

See erosion control installation and seeding schedule details on sheet 40. Permanent surface stabilization is required upon final grading.

B13 - Material handling and spill prevention plan:

Material handling and spill prevention plan: In order to minimize the release of potential pollutants during construction the contractor shall implement this material handling and spill prevention plan. The contractor shall review this plan with all subcontractors and require that they implement the plan as well. If a spill should occur please contact the appropriate authorities below:

B14 - Monitoring and maintenance guidelines for each proposed pollution prevention measure:

Project site owner or their representative, knowledgeable in erosion and sediment control, will inspect the site for stormwater pollution prevention deficiencies at least weekly and again within 24 hours of every ½ inch rain event. Notify the Bartholomew County Soil and Water Conservation District (SWCD) if any problems occur or plan changes need to be made see erosion control schedule on this sheet for maintenance details.

B15 - Erosion and Sediment control specifications for individual building lots:

Not Applicable

Part C (Post Construction Component Assessment)

C1 - Description of pollutants and their sources associated with the proposed land use:

Expected pollutants will be minimal in nature, post-development. Oil, grease, antifreeze, gasoline, etc. may occur in limited amounts as a result of parking lot and truck dock operations.

C2 - Sequence describing storm water quality measure implementation:

See Sheet 40

C3 - Description of proposed post construction storm water quality measures:

See Sheet 40

C4 - Location, dimension, specification and construction details of each storm water quality measure:

See Sheet 40

C5 - Description of maintenance guidelines for proposed post construction water quality measures:

Maintenance of all stormwater pollution prevention measures will be the responsibility of the project owner. Utilizing procedures outlined on these plans. Any grassed or vegetated areas that experience erosion from rainfall events should be repaired and revegetated as soon as possible. Trash or litter should be picked up and properly disposed to prevent it from getting into the storm drainage system and downstream waterways.

Erosion of the steep banks of any berms or swales should be addressed as soon as it becomes visible by filling the eroded area with suitable soil and establishing vegetation immediately, preferably by sodding.

Pavement areas should be monitored for pollutants. Any large quantities of fluids such as oil, antifreeze, brake fluid, etc. found on the pavement should be reported to the owner. The owner should clean the pollutants and prevent the source from entering the site in the future. Finally, pavements should also be monitored for sediment coming from vegetative areas. If post-construction erosion is occurring, the source should be re-stabilized as soon as possible by seeding, sodding or mulching

1. Construction Equipment

A. Fueling, lubrication, and fluids: All operations involving the addition of fluids to equipment should be done in one location, so that spills are limited to that specific location which will facilitate the cleanup of spills. If an outside fueling tank is planned to be on site, it shall be double walled and stored in this designated area. This location is an area that will not allow spilled fluids to migrate into subsurface soils. In the event of a spill, the fluid shall immediately be cleaned up by removing the contaminated soil or stone which shall be disposed of in an acceptable manner. Spills on hard surfaces shall be soaked up by an acceptable material such as oil dry and the absorbent material disposed of in a proper manner. The spill shall also be reported immediately to the contractor's superintendent.

B. Equipment repair, especially when fluids must be removed from the equipment or the possibility of fluid spills is high, should always be done offsite at a facility that is more suitable than a construction site to handle spills. When equipment must be repaired onsite, it should be moved to the maintenance and fueling area if possible. Otherwise, suitable on site containers should be placed under the equipment during repair to catch any spilled fluids and these fluids should be disposed of in a proper manner.

C. All reusable fluid containers, such as gasoline cans, shall be inspected for leaks each time they are used. If leaks are found, the fluid shall be removed from the container in a proper manner and the container disposed of in an acceptable manner. Empty disposable containers, such as grease tubes and lubricating oil and brake fluid containers, and their packaging, shall be disposed of in a proper manner and shall not be left on the ground or in the open on the construction site.

2. Construction materials and their packaging

A. Erosion control measures shown on these plans shall be implemented prior to and during construction in the proper sequencing to minimize soil erosion. Erosion controls shall be inspected and maintained as described elsewhere in these plans. Excessive dusting of soil on the site shall be minimized by reducing construction traffic across bare soil during dry and / or windy weather, and by applying water or other acceptable dust control measures to the soil. Upon completion of construction and suitable establishment of permanent vegetation, temporary erosion control measures such as silt fence and inlet protection devices shall be removed in a manner to minimize additional land disturbance. Any areas disturbed by these operations shall be properly revegetated.

B. Large waste materials created by cutting, sawing, drilling, or other operations shall be properly disposed of in suitable onsite waste containers. The site shall be checked at the end of the day, at a minimum, and all waste materials, including those blown across or off the site by wind, shall be picked up and disposed of in suitable containers. Where possible, operations such as sawing that create small particles should be performed in one spot in an area protected from wind, and waste particles collected and disposed of frequently to minimize wind dispersal. Packaging used to transport materials to the site for construction of the facility shall be disposed of properly, whether the material is taken out of its packaged and incorporated into the project immediately or stored onsite for future use. Packaged materials stored onsite shall be inspected regularly and any loose packaging shall be repaired or disposed of properly.

C. All dewatering activities shall be done in accordance to good erosion control practices.

D. If the use of lime is used to stabilize the soil of the site then all construction equipment used shall be cleaned of all excess material with water in the construction staging area as shown within these plans.

E. Nutrients and fertilizers shall only be used to establish rapid vegetation. When these products are utilized, the used should pay strict attention to the products recommend usage.

3. Concrete waste water

A. All concrete waste water shall be disposed of in the designated concrete washout areas shown on the erosion control sheet. Concrete waste water shall be discharged into a 4' - high, 10'-diameter doughnut-type mulch berm constructed over a geotextile fabric or a OUTPAK 8'X10' Prefab Washout per Manufacturer Specs. Contractor shall inspect this area on a daily basis at a minimum. When this area becomes full, the pollutants shall be excavated, placed in an acceptable container and disposed of in a proper manner.

4. Paint Products

A. All excess paint and their related products shall be disposed of in the manner by which the manufacturer suggests. Under no circumstances shall paint or their related products be cleaned or disposed of in soil, sanitary sewers, storm sewers or detention basins. Any violation of this shall be reported to the job superintendent.

In the event of accidental contamination, all efforts should be made to remove contaminants in an appropriate manner. The Columbus fire department (812) 376-2679 should be contacted immediately to determine if further measures are needed.

Construction Sequence

1. Submit notice of intent (NOI) letter to idem a minimum of 48 hours prior to initiation of land disturbing activities. A proof of publication in a newspaper of general circulation in the project site area will be included with the NOI letter submittal.

2. The construction project manager shall be the person responsible for complying with the onsite SWPP. Coordinate responsibility for completing the site reviews after each ½" rainfall and/or a minimum of one time a week.

3. Notify Dan Perez, IDEM Rule 5 inspector for Bartholomew county at (812) 358-2027 or email dperez1@dem.in.gov 48 hours of starting construction. Schedule a preconstruction meeting with SWCD after the perimeter practices have been installed.

4. Post the contact information at the construction entrance. Include a copy of the NOI and the contact information for the person responsible for implementing the SWPPP. THE SWPP should be onsite and weekly site reports need to be available within 48 hours of a request.

5. Install silt fence and inlet protection for existing inlets. Install temporary construction entrance as required by detail.

6. Locate fueling area, port-o-let, solid waste bin, concrete wash-out with a polyethylene liner and staging area.

7. Demolish and rough grade entire site. Disturbed areas are to be kept to a minimum. Dust shall be kept to a minimum by utilizing sprinkling, calcium chloride, vegetative cover, spray on adhesives or approved methods.

8. Fine grade building pad and begin foundation.

9. Construct underground detention; install storm sewers and inlet/outlet protection.

10. Install underground utilities.

11. Stone parking areas and drives.

12. Continue building construction, apply permanent seeding.

13. Add binder course on parking areas and drives.

14. Install landscaping.

15. Complete building construction.

16. Add surface course of asphalt.

17. Silt fence and inlet protection shall remain in place until areas are stabilized. Contractor to coordinate the transfer of maintenance responsibilities, as required, with the owner.

18. Once the construction activity is complete, a completed rule 5 notice of termination (NOT) form will be filed with IDEM.

Owner Contact: ROBERT DONICA 1-812-343-9085

General Contractor (to be determined)

Emergency Response :

Emergency Spill Response Call: 911

IDEM: 1-(800) 451-6027 Toll Free within Indiana

Report Environmental Emergencies 24 Hours a Day , 7 Days a Week (Holidays and Weekends):
(888) 233-7745

Elizabethtown Volunteer Fire Dept.: 1-812-579-5403

Bartholomew County Sheriff Dept.: 1-812-379-1650

Indiana Department of Natural Resources- (812) 477-8773

Bartholomew County Soil and Water- (812) 378-1280

NO.	DATE
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South Hill Farms Sect.2, Phase 4

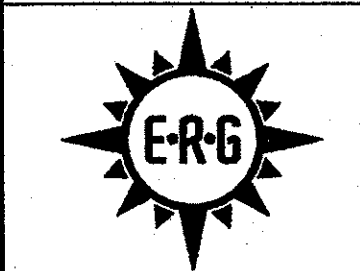
NW¼NE¼ SECTION 35, TOWNSHIP 6 NORTH, RANGE 6 EAST, SANDCREEK TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA

Columbus, Indiana

EROSION CONTROL NARRATIVE

DRAWN BY: N.GRAY	CHECKED BY: E.R.G.	DATE: 12-28-15	SCALE: AS NOTED
CERTIFIED BY:			

ISSUED FOR:
Plan Dept. Maj. Subd.
Primary Approval



E.R.
GRAY
& Associates, PC

P.O. BOX 1357
COLUMBUS, IN 47202
(812) 372-7398
info@ergray.com
ERGRAY.com

JOB NO.

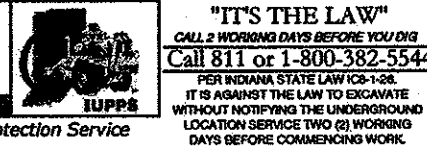
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